



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



St. Peter's Court, St. Peter's Street, Worcester. WR1 2PJ  
£250,000

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A super opportunity to acquire a top floor two bedroom Apartment, situated within this central city location, with the benefit of lift, secure underground parking and balcony with views towards the Cathedral.

Accommodation briefly comprising: Main Entrance Vestibule and lift to top floor, door giving access into: Hallway with large storage cupboard with water tank, washer dryer, slatted shelving over and further storage, open-plan Kitchen/Dining/Sitting Room with integrated appliances and balcony looking towards the Cathedral, Master Bedroom with good size En-Suite with Villeroy & Boch sanitary ware, further Bedroom and Bathroom.

Outside: Balcony with views towards Cathedral and secure underground parking.

**Sitting Room/Dining Area/Kitchen** - 7.2m x 2.6m overall (23'7" x 8'6")

**Master Bedroom** - 5.0m x 3.0m max (16'4" x 9'10")

**En-suite** - 2.2m x 1.7m (7'2" x 5'6")

**Bedroom 2** - 3.7m x 2.9m (12'1" x 9'6")

**Bathroom** - 2.2m x 1.7m (7'2" x 5'6")





**Third Floor**  
Approx. 67.4 sq. metres (725.5 sq. feet)



Total area: approx. 67.4 sq. metres (725.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- NO ONWARD CHAIN
- Purpose built 2 bedroom City Apartment
- Top floor & Lift Accessible
- Spacious and well planned
- Views towards the Cathedral
- Balcony
- Secure underground parking
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	